

**CITY OF NORTHAMPTON, MASSACHUSETTS
NORTHAMPTON INDUSTRIAL PARK**

REDEVELOPMENT PLAN: CODE NO. 303 (covenants)

**NORTHAMPTON REDEVELOPMENT AUTHORITY
Re-codified to reflect all changes as of January 4, 2000**

I. DESCRIPTION OF PROJECT AREA BOUNDARIES

Beginning at the intersection of the south right-of-way line of Damon Road with the west right-of-way of I-91; thence in a southeasterly direction along the west right-of-way line of I-91, 3,260 feet more or less to the intersection of the west right-of-way line of I-91 with the north right-of-way line of a branch of the Boston and Maine Railroad; thence in a southwesterly direction along the north right-of-way line of a branch of the Boston and Maine Railroad 2,196 feet more or less to its intersection with the east right-of-way line of the main line of the Boston and Maine Railroad; thence in a northerly direction along the east right-of-way of the main line of the Boston and Maine Railroad 3,351 feet more or less to the intersection of the south right-of-way line of Damon Road; thence in an easterly direction along the south right-of-way line of Damon Road 522 feet more or less to the point of beginning, containing one hundred eight (108) acres more or less.

II. PROJECT PROVISIONS

A. OBJECTIVES OF THE PLAN

Consistent with the Northampton Comprehensive Plan, to enhance the economic climate of the City of Northampton by providing land within the City limits for sustainable industrial development for new and existing industrial uses.

B. APPLICABILITY OF LOCAL CODES AND ORDINANCES

The redevelopment of all parcels will be subject to all codes, ordinances and regulations applicable to the City of Northampton and the provisions herein, and, in case of conflict, the provisions which are more restrictive shall govern.

C. LAND USE PROPOSALS

Within the project area, proposed land uses are to be industrial for all property except those parcels not to be acquired, consisting of residences on Bradford Street.

D. DEVELOPMENT CONTROLS APPLICABLE TO ALL PARCELS

1. The adoption of proposed regulatory controls for properties within the project area is based on the following considerations:
 - (A) The controls must be sufficiently rigid to ensure that the development and operation of the project properties will enhance land values in the area and serve to attract and retain the highest quality of industrial development while at the same time not adversely affecting the continued value or use of residential properties to the south.
 - (B) The controls must not be so stringent, however, that they make it difficult to dispose of parcels in the project area nor unduly burden the owners of the properties as compared to other owners of similar property in the City.
2. The Authority will obligate the purchasee(s) or leasee(s) or parcel(s) in the project, and their successors and assigns, to the conditions set forth herein for all parcels and will provide for enforcement of those conditions by the authority in the event of default. It is the intent of this plan that such controls wherever possible, will be incorporated as deed restrictions in the individual deeds for each parcel.

E. DEVELOPMENT CONTROLS APPLICABLE TO INDIVIDUAL RE-USE PARCELS

The following controls shall be applied as deed restrictions to parcels to be disposed of within the Project Area for industrial use.

1. Permitted Uses. No land or building or structure shall be designed, erected, used or occupied except for uses allowed by the Northampton Zoning Ordinance, as may be amended.
2. Building Requirements, Density Regulations and Dimensional Requirements. In addition to the Northampton Zoning Ordinance, the following shall apply:
 - (A) No industrial lot shall be less than one acre in area.
 - (B) No building or structure shall be less than 20 feet from the right-of-way line of any street, or railroad with the entire 20' from the right-of-way/property line as landscaped area/open space.
 - (C) No building or structure shall be less than 20' from the rear property line nor less than 20' from the side property line with a minimum of 5' buffer of landscaped area/open space.
 - (D) The minimum open space, as herein required, shall be free of all structures, parking and other uses which might detract from attractive landscaping, and such open space shall be landscaped with lawn, trees, shrubs, or plantings, which shall be maintained in a growing, attractive, and well-kept condition.
3. Signs shall be permitted only in accordance with the following:
 - (A) Signs shall not exceed 100 square feet each and no sign shall be located less than 20' from any property line.
 - (B) All permanent signs shall be integrated into the architectural design of the building on which they are placed and/or into the overall layout of the project in character and quality. No signs shall be painted directly upon the exterior surface of a building.
4. Buffer Strips. A 20' wide landscaped buffer strip shall be planted and maintained by the owners of all industrial lots along the common property line with any abutting residential lot. The plan for such buffer strip must be approved by the Authority as a part of Site Plan Approval. The buffer strip shall include screening, consisting of an opaque fence or wall, at least 5 feet high (but not to exceed 7 feet) or a dense evergreen hedge maintained at a height not to exceed 7 feet, to screen adjacent residential land as well as parking, loading and storage areas.

F. SPECIAL DEVELOPMENT CONTROLS FOR PROPERTIES NOT TO BE ACQUIRED

Properties located within the project but which are designated on the property map as "Not to be Acquired" shall be permitted to continue in their present use subject to any existing written agreement with the Authority.

III. PROJECT PROPOSALS

A. EFFECTIVE PERIOD OF THE PLAN

The provisions and requirements established under this Plan shall be required and maintained in full force and effect for a period of forty (40) years. This period shall be considered to become effective upon local approval of this Plan.

B. OBLIGATIONS TO BE IMPOSED ON REDEVELOPERS

Buildings to be constructed by Redevelopers shall reasonably conform to the following architectural standards.

1. No exterior walls shall be permitted of unfinished cement or cinder block.
2. All refuse disposal and materials, storage shall be in screened areas.

IV. PROCEDURES FOR CHANGES IN THE APPROVED PLAN

The Redevelopers Plan for the "Northampton Industrial Park" as approved may be modified at any time by the Redevelopment Authority in accordance with state regulations.